

## Message Text

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ACTION AF-04

INFO OCT-01 ISO-00 FBOE-00 /005 W

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P 091600Z NOV 76

FM AMEMBASSY MASERU

TO SECSTATE WASHDC PRIORITY 6377

UNCLAS MASERU 1342

FOR AF/EX RYAN

E.O. 11652: N/A

TAGS: AFSP, LT

SUBJECT: LEASE OF HOUSE

REF: STATE 273430

1. FOLLOWING COMMENTS KEYED MOSTLY TO NUMBERED PARAS REFTEL.  
MEDICINE CABINETS: CONTRACTOR INDICATES CHROME-PLATED CABINETS  
POSSIBLY AVAILABLE IN SOUTH AFRICA. HOWEVER, UTILITY THIS  
ITEM FOR USE ABOVE BATHROOM SINKS EXTREMELY DOUBTFUL AS SINKS  
IN BOTH CASES PLACED UNDER WINDOWS AND AREA BETWEEN SINK TOP  
AND WINDOW WILL NOT ALLOW PLACEMENT OF CABINETS, BOTH FROM A  
UTILITY AS WELL AS ASTHETIC POINT OF VIEW. THUS OUR PREFERENCE  
FOR WOODEN CABINETS, AT LEAST IN ONE BATH, FOR STORAGE OF  
TOILETRIES, TOWELS, ETC. A MIRROR WILL ALSO HAVE TO BE LOCATED  
ON ANOTHER WALL OR SLIDING SHOWER DOOR.

2. TO POST'S KNOWLEDGE THERE ARE NOT AND NEVER HAVE BEEN FORMAL  
PLANS FOR THE HOUSE. MAIEANE BUILT HOUSE HIMSELF UP TO CERTAIN

POINT AND THEN TURNED IT OVER TO CONTRACTOR FOR COMPLETION.  
BOROTHO INFORMS US HE WILL CONTACT ARCHITECT REGARDING NEW  
PLANS FOR GUEST HOUSE. WHEN PLANS HAVE BEEN REVIEWED BY BOROTH  
AND CONTRACTOR, EMBASSY WILL FORWARD COST ESTIMATE.

3. POST, AS LESSOR, REQUIRES SERVANTS QUARTERS. GUEST HOUSE IS  
DESIRABLE BUT NOT NECESSARY AND CONSTRUCTION CAN BE DELAYED

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UNTIL OWNER'S FINANCES ARE IN BETTER CONDITION. IN THIS REGARD,

RECOMMEND AF/EX URGE MAIEANE APPROVE CONSTRUCTION OF SERVANTS QUARTERS WITH SMALL PRIVACY WALL BEHIND AND ATTACHED TO THE GARAGE, WHICH BOTH CONTRACTOR AND EMBASSY STRONGLY RECOMMEND BE LOCATED ALONG FENCE TO THE RIGHT OF THE HOUSE AS YOU ENTER THE FRONT GATE.

4. IN CONVERSATION YESTERDAY, CONTRACTOR CONFIRMS CONSTRUCTION OF FIREPLACE INCLUDED IN ORIGINAL TERMS OF HOUSE. HE WILL SUPPLY QUOTATION FOR ACCESSORIES ASAP. MISUNDERSTANDING ON THIS ITEM FAULT OF EMBOFF AND NOT CONTRACTOR.

5. JACOBSON DRAFTING LETTER TO MR. MAIEANE ON YARD. HOWEVER, GIST IS THAT AFTER CONSTRUCTION COMPLETED AND YARD GRADED, IT WILL BE NECESSARY TO OBTAIN SEVERAL LOADS GOOD TOPSOIL TO MAKE PLANTING OF ANYTHING POSSIBLE. POST FEELS COSTS OF SUCH PLUS A FEW NECESSARY SHRUBS SHOULD BE BORNE BY MAIEANE. OTHER DETAILS FOLLOW BY LETTER.

6. RE PARA 9, BOROTH0 INFORMS EMBASSY THAT MAIEANE LETTER OF OCTOBER 2 RECEIVED AND INSTRUCTIONS PASSED TO CONTRACTOR.

7. REGARDING PARA 10, POST A BIT CONFUSED AS OUR UNDERSTANDING WAS THAT WE HAD PROPOSED, AND MAIEANE HAD AGREED TO, TWO YEARS RENT IN ADVANCE (MASERU 1260). THIS INCLUDED IN DRAFT LEASE POUCHED AF/EX. POST CAN ONLY ASSUME THAT, FOR REASONS NOT KNOWN, AF/EX DID NOT CONVEY THIS ASPECT OF OUR PROPOSAL TO MAIEANE.

8. FYI ONLY: WHILE IT IS NATURAL MAIEANE WOULD WANT TO AND HAS BECOME INVOLVED IN DETAILS OF HIS HOUSE, BOROTH0, MAIEANE'S REP HERE, ADVISES US THAT HE IS PREPARED TO DEAL WITH THESE SMALLER QUESTIONS HIMSELF AND RECOMMENDS THAT POST AND DEPT., WHEREEVER POSSIBLE, NOT INVOLVE MAIEANE FURTHER WITH SMALLER DETAILS. HE BELIEVES, AND WE AGREE, THAT THESE EXCHANGES ARE ONLY HAMPERING FURTHER PROGRESS.  
STOKES

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## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 09 NOV 1976  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 JAN 1960  
**Disposition Event:**  
**Disposition History:** n/a  
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**Executive Order:** N/A  
**Errors:** N/A  
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**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
**Original Previous Classification:** n/a  
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**Page Count:** 2  
**Previous Channel Indicators:** n/a  
**Previous Classification:** n/a  
**Previous Handling Restrictions:** n/a  
**Reference:** 76 STATE 273430  
**Review Action:** RELEASED, APPROVED  
**Review Authority:** oatisao  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 29 JUL 2004  
**Review Event:**  
**Review Exemptions:** n/a  
**Review History:** RELEASED <29 JUL 2004 by schwenja>; APPROVED <25 AUG 2004 by oatisao>  
**Review Markings:**

Margaret P. Grafeld  
Declassified/Released  
US Department of State  
EO Systematic Review  
04 MAY 2006

**Review Media Identifier:**  
**Review Referrals:** n/a  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
**Review Withdrawn Fields:** n/a  
**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** LEASE OF HOUSE  
**TAGS:** AFSP, LT  
**To:** STATE  
**Type:** TE  
**Markings:** Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006